

**CITY OF ROCKVILLE  
COMMUNITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
STAFF REPORT**

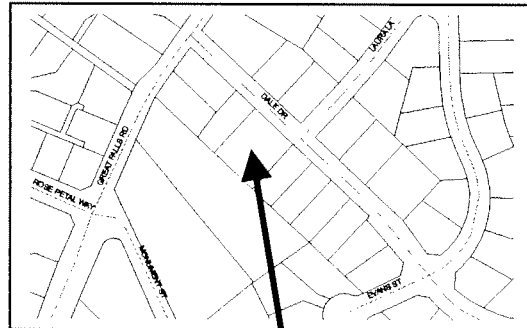
**TO:** Board of Appeals

**FROM:** Jim Wasilak, Chief of Planning  
Bobby Ray, Principal Planner

**PLANNER:** Margaret Hall, Planner II

**MEETING DATE:** December 11, 2010

**SUBJECT:** Variance Application VAR2011-00017  
9 Dale Drive



**Subject**

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**RECOMMENDATION:** Approval, subject to the conditions noted on page 6.

**REQUEST:** The applicant proposes to demolish a deteriorated 883 square foot accessory building/garage currently located on the property and replace it with a new, 703 square foot building. Since the new Zoning Ordinance was adopted, the maximum square footage allowed for a single accessory building is 500 square feet. Additionally, the maximum square footage permitted for all accessory buildings in the R-90 Zone is 720 square feet or eight percent of the minimum lot area in the R-90 Zone. Since the property also contains a small 80 square foot storage building, the total square footage of accessory buildings on the property would be 783 square feet. As a result, two Variances are needed in order to allow the proposed building – a 203 square foot Variance from the maximum square footage allowed for a single accessory building and a 63 square foot Variance from the maximum square footage permitted for all accessory buildings on a property.

**PROJECT/SITE INFORMATION:**

**Location:** On the southern side of Dale Drive, three properties from Great Falls Road.

**Applicant:** Kavita Dawson  
9 Dale Drive  
Rockville, Maryland 20850

**Land Use Designation:** Detached Residential  
(Medium Density, 2.5 to 4 Units Per Acre)

Zoning District: R-90, Single Unit Detached Dwelling Restricted Residential  
 Parcel Area: 19,500 Square Feet  
 Current Use : Residential  
 Proposed Use: Same  
 Proposed Floor Area: 703 Square Feet  
 Proposed Height: 11 Feet 11 and 5/16 Inches to the Peak of the Roof.  
 Parking: None Required

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-90, Single Unit Detached Dwelling Restricted Residential	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)	Single-Unit Residential
South	R-90, Single Unit Detached Dwelling Restricted Residential	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)	Single-Unit Residential
East	R-90, Single Unit Detached Dwelling Restricted Residential	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)	Single-Unit Residential
West	R-90, Single Unit Detached Dwelling Restricted Residential	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)	Single-Unit Residential

**PREVIOUS RELATED ACTIONS:** None.

## **ANALYSIS:**

### **Project Proposal**

The applicant is proposing a 703 square foot accessory building that includes a 22 foot wide by 30 foot deep enclosed portion with a 4 foot by 10 foot 10 inch unenclosed porch-like roof overhang storage area located on the rear of the building. The building is proposed to replace the existing 24 foot 4 inch wide by 36 foot 5 inch deep, 883 square foot garage. The rear seven feet of the existing building is under roof but unenclosed. The proposed accessory building is proposed to be slightly under the twelve foot height limitation, measured from the finished grade to the peak of the roof. Buildings that are

under 12 feet in height are allowed to be placed as close as three feet to the side or rear lot lines. The new building is proposed to be located 3 feet off the side lot line, while the existing building is located approximately 2 feet off the side lot line. The rear yard setback is not an issue with 14 feet between the proposed building and the property line.

### **Property Description and Background**

The subject property is made up of two deeded lots on Dale Drive, where it is zoned R-90, Single Unit Detached Dwelling Restricted Residential Zone. The 19,500 square foot lot is located on the southern side of Dale Drive, three houses away from Great Falls Road. Besides the existing house and accessory building, improvements to the property include the previously mentioned small accessory building and a swimming pool. The lot is relatively flat with a slight rise in elevation near the rear lot line.

### **Requested Variance**

According to Section 25.09.03.a.2(b), accessory buildings may not cover more than eight percent, or 720 square feet, of the minimum lot size of 9,000 square feet required in the R-90 Zone and no single accessory building may contain a gross floor area greater than 500 square feet nor cover more than 25 percent of the rear yard. As proposed, there would be a total of 783 square feet of accessory buildings on the property – 703 in the proposed building. A Variance of 203 would be required square feet from the overall size limitation of 500 square feet for a single accessory building and a second Variance of 63 square feet is needed from the requirement that accessory structures on the property not exceed 720 square feet.

### **Applicable Sections of the Zoning Ordinance**

Section 25.03.02 defines the term “Variance” as, “a modification only of the density, bulk or area requirements in the Zoning Ordinance where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of any action taken by the applicant, a literal enforcement of this Chapter would result in practical difficulty.”

### **Staff Analysis and Findings**

Per Section 25.06.03.e, the following findings must be made in order for the Board to approve a variance.

1. **The variance as requested would not be contrary to the public interest.** Changes have been made in the last couple of years to the Zoning Ordinance to promote smaller accessory buildings. The square footage of allowable accessory buildings has been reduced in the R-90 Zone from 900 square feet to 720 square feet. The overall height at the minimum 3 foot setback has been reduced to 12 feet measured at the roof peak, rather than at a point measured at the mid-point between the eave and roof peak. Further, the maximum square footage allowed in a single building has been reduced to 500 square feet. These changes are intended to reduce an accessory building's impact upon the neighboring properties.

There are no records to indicate when the original portion of the existing accessory building was placed on the property but there is a record in the old card file system to indicate that there was an addition to the garage in 1986. The plans for the addition are not available. It is known that, at the time, a 900 square foot accessory building was permitted, it could be twelve feet tall measured between the eave and the roof peak and that it had to be a minimum of three feet away from the side property.

The property at 7 Dale Drive will most impacted by the proposed accessory building. The proposed accessory building will be shorter in height, smaller and farther away from the side property line than the existing structure. There are mature trees and shrubs bordering the side property line adjacent to the existing as well as proposed structures. The proposed building is behind both the subject property's house as well as the adjacent house and there are no improvements in the abutting property's rear yard that should be impacted by the proposed building. Therefore, the current size limitations for accessory structures that are intended to not only control the size of accessory buildings on typical lots and, at the same time, lessen the impact upon abutting properties should actually improve the impact upon the abutting property.

This property already contains an 883 square foot enclosed accessory building that is located only 2 feet from the side property line. The proposed building achieves a reduction in the size and height of the structure, moves it farther away from the property line (lessening the impact on the abutting property) and brings it into compliance with the minimum 3 foot setback requirement. Therefore, the replacement of the existing accessory building with one approximately 25

percent smaller with a lowered height and a full 3 feet away from the side property line will not be contrary to the public interest.

2. **The variance is requested owing to conditions peculiar to the property and not the result of any action taken by the applicant.** Recent changes in the Zoning Ordinance have resulted in the limitation that no single accessory building may exceed 500 square feet in area even though the property may be improved with several accessory buildings occupying up to 720 square feet in area. There was also a "grandfather" provision within a previous version of the Zoning Ordinance that allowed for the replacement of existing, nonconforming accessory structures that does not exist any longer.

The property is located in the R-90 Zone, where lots less than half the size of this property are more typical. It also currently contains an accessory building with a larger footprint and height than is currently permitted. Since the applicant did not construct the existing building, she would like to replace rather than repair it. Because the City has changed the size limitation, the Variances are requested owing to conditions peculiar to the property that are not the result of any action taken by the applicant.

3. **A literal enforcement of the Ordinance will result in practical difficulty.** The applicant wants to replace a deteriorating and somewhat structurally unsound 883 square foot accessory building with a smaller 703 square foot accessory building. The main practical difficulty associated with this application is that the applicant has an accessory building with a size that was made nonconforming by changes in the Zoning Ordinance. A further practical difficulty involves the cost of renovating it as compared to the cost of just replacing it. The situation is further complicated by the fact that the building encroaches upon the side lot line.

The Zoning Ordinance allows for up to 720 square feet of accessory buildings on this property. If the applicant is not allowed to demolish and replace, the square footage of garage space and storage space could be divided between two structures that could be placed at the same location where this building is proposed. Their overall height and setbacks would also need to be the same as proposed but there would need to be a separation between the buildings so depth in the back yard would be taken up. Except for trying to retain the existing floor area in a single structure, there is no reason to retain the existing structure. Not only does it not have any historical significance, the costs

associated with retaining and repairing it would be significantly higher and not correct the encroachment upon the side lot line. Repairing the structure does not correct the side yard setback encroachment, constructing two separate buildings does not make much sense except to comply with the Zoning Ordinance's requirement that no accessory be larger than 500 square feet and both alternatives would result in much higher construction costs. As a result, a failure to grant the Variances would result in practical difficulties associated with usage, cost and compliance with the Ordinance.

4. **The approval of the variance is not inconsistent with the purposes of the Zoning Ordinance.** Regulations governing accessory buildings have been discussed and changed over the last couple of years. For many years, accessory buildings were limited in size to ten percent of the lot or twenty-five percent of the rear yard. As with all Zoning Ordinance regulations, the most restrictive requirement applies. This method of determining the size of the accessory building based on the size of the lot allowed for larger lots to have larger accessory buildings. Later on, issues were identified with this method because of insensitive placement of the larger structures very close to small lot properties. The Ordinance was then changed to limit the size of accessory buildings to ten percent of the smallest lot allowed in the zone or twenty-five percent of the rear yard. Again, over several years, insensitive improvements produced complaints. The Ordinance was then changed to reduce the size of accessory buildings in the R-90 Zone, in particular, to eight percent of the smallest lot allowed in the zone or twenty-five percent of the rear yard, whichever is smaller. At that time, there was also a provision included in the Zoning Ordinance that "grandfathered" existing oversized accessory buildings. With the adoption of the current Zoning Ordinance's regulations, the "grandfathering" was removed and the maximum size of single accessory buildings in the R-40, R-60, R-75 and R-90 Zones was limited to 500 feet. Therefore, the current regulations in the R-90 Zone will allow up to 720 square feet in accessory buildings on the property but no single building can exceed 500 square feet in area.

The proposed accessory building at 703 square feet in area exceeds the 500 square foot maximum allowed for a single accessory building in the R-90 Zone. This is, however, a larger lot property with an existing 883 square foot accessory building. There is, however, no indication that this particular accessory building has been the subject of any complaints and, in fact, existing buildings like this one that have been around for a long time have become part of the neighborhood. The Variance process is in place in order to allow for deviations

when there is something special about an individual property. This property is clearly peculiar because of the size of the existing accessory building and the property where it is located. The Variance is not inconsistent with the purposes of the Zoning Ordinance because the situation on the property will be improved with the granting of the requested Variances due to the building size being reduced and the building encroachment being eliminated. As a result, the requested Variance is not inconsistent with the purposes of the Zoning Ordinance.

**STAFF RECOMMENDATION:**

Based on the above, staff recommends approval of Variance Application VAR2011-00017, subject to the following conditions.

1. That the accessory building be constructed in substantial accordance with the submitted plans and with materials compatible with the existing house; and
2. The applicant must submit an Affidavit of Posting certifying that the public hearing sign has been posted on the property in accordance with City requirements.

**NOTIFICATION:**

Notices about the public hearing were sent to 74 residences, including those that are legally required, and 4 neighborhood associations.

**ATTACHMENTS:**

Attachment A      Application



Application for

**Zoning Variance****Administrative Adjustment or Nonconforming Alteration****VAR**

2/09

**City of Rockville***Department of Community Planning and Development Services*

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application being applied for: ☒ Zoning Variance ☐ Administrative Adjustment ☐ Nonconforming Alteration**Please Print Clearly or Type**Property Address Information: 9 DALE DRIVE, ROCKVILLE MD 20850

Subdivision \_\_\_\_\_ Lot (s) \_\_\_\_\_ Block \_\_\_\_\_

Zoning \_\_\_\_\_ Tax Account (s) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

**Applicant Information:***Please supply Name, Address, Phone Number and E-mail Address*Applicant KAVITA DAWSON, 9 DALE DRIVE, ROCKVILLE 20850  
(301) 251-4162 timkavita@aol.comProperty Owner TIM & KAVITA DAWSON (same)Architect John Shermer, CADD CREATIONS, LLC  
3938 Loch Ness Ct, Frederick MD 21704 (301) 874-0479Engineer N/A

Attorney \_\_\_\_\_

Property Name: N/AProject Description: Demolish existing garage and build new  
garage (2 car, detached)**STAFF USE ONLY****Application Acceptance**Application # VAR2011-00017

Pre-Application: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Staff Contact: \_\_\_\_\_

**Application Intake**

Date Received: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date of Checklist Review: \_\_\_\_\_

Deemed Complete: Yes ☐ No ☐**Attachment A**



Property Size (in square feet) 19,500 SF

Please describe the current use or uses on the subject property and any nonconforming uses currently occupying the site.

House, detached 2 car garage (approx 670 SF)

If a non-conforming use, please explain: Existing garage is 670 SF and is less than 3 ft from property line

From what Zoning Ordinance requirement(s) is the Variance, Administrative Adjustment or Nonconforming Alteration being requested? Current code allows maximum of 500 SF for detached structure. Our proposed garage would be 626 SF, which is smaller than the current garage. It would be more than 3' from the line

Please describe the exact amount of Variance(s) or Administrative Adjustment requested in feet or inches 126 SF

#### Previous Approvals: (if any)

Application Number

Date

Action Taken

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**  
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Quirke Dawson

10/12/2010

Please sign and date

#### Variance Application Compliance

The Board cannot grant a variance unless the definition for a variance is met. The Zoning defines a variance as follows: "A modification only of density, bulk or area requirements in the Zoning Ordinance where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of any action taken by the applicant, a literal enforcement of this Chapter would result in practical difficulty."

Answers to the following questions must be full and complete. If more space is needed, please attach additional pages:

1. Explain why the granting of the variance is necessitated by conditions unique to the property The existing detached garage, approx 670 SF, was already on the property when we purchased the house. Unfortunately, it is sagging badly and presents a safety risk. It is not "repairable". While the proposed replacement garage is larger than the zoning limit of 500 SF, it will be smaller than the current structure.
2. Explain why the granting of the variance will not be contrary to the public interest or injurious to the neighborhood.
  - 1) The current garage is an eyesore and a safety hazard. The neighborhood will benefit from the new structure.
  - 2) The current garage exceeds code by 150 SF and is less than 3 feet from the adjoining property. The new garage will be 626 SF (126 SF variance) but will meet the code requirements for distance from adjoining property and height.
  - 3) The property is a double lot, so a structure of 626 SF will be proportionately aesthetic.

**VAR**

3. Explain why not granting the variance would result in practical difficulty in the use of the property The detached garage currently stores our 2 cars, children's bikes and a work area. A smaller garage would not have sufficient space for the current uses, meaning bikes and tools would have to be stored outdoors
4. Explain why the approval of the variance is not inconsistent with the purposes of the Zoning Ordinance (Un)secure  
The variance is minor and the proposed structure will be structurally sounder, more aesthetically pleasing and overall more in compliance with current zoning ordinances than the existing structure.
- 

**Pre-Submission Meeting:**

A pre-submission meeting with the Development Review Committee or a member of Planning staff is recommended prior to filing all applications.

**Submission Requirements**

**Variance Application Submittal Requirements**

- ☐ Complete Application
  - ☐ Filing Fee, including sign fee
  - ☐ Pre-Submission Meeting conducted. Date: \_\_\_\_\_.
  - ☐ A House Location Survey or site plan showing the location of the proposed structure.
  - ☐ A plan showing how the variance will affect the surrounding properties. This plan should include the following:
    1. For a variance in SIDE OR REAR YARD SETBACKS, the location and existing setback measurements of all buildings on adjacent properties.
    2. For variances from MAXIMUM HEIGHT LIMITATIONS, a cross section with heights of existing buildings on adjacent properties.
    3. For variances in FRONT YARD SETBACK, the front yard setback measurements of all buildings on the same side of the street as the applicant's property.
  - ☐ Elevations of proposed structure that include the height of the proposed structure.
  - ☐ A list of property owners as listed in the official tax records whose properties are located within 500 feet of the boundaries of the subject property.
- 

**Variance Application Processing:**

Each applicant needs to be aware of the following about the processing of this application. After reading the following information, please sign on the next page to acknowledge your understanding.

**Posting of Sign:**

A sign must be posted on the property to provide notification of the application to the community. The City provides this sign to the applicant within 3 days of receiving the sign from the City. It must remain posted until the Board of Appeals takes final action on the application. An affidavit of posting must be completed by the applicant to certify that the sign was posted for the required time.

**Inspection of the Property:**

The members of the Board of Appeals, the Planning Commission and City staff members must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This access must be granted provided a reasonable notice is given for said inspection.

**Revisions:**

Revisions to the site plan or application may be made up to the filing date (40 working days before the scheduled hearing date for Residential & 60 for Non Residential). Revisions made after the closing date may result in hearing postponement and/or the re-posting of the subject property if the Planning Division or the Chairman of the Board of Appeals decides that inadequate review or notification would result from the revisions, especially if the amount of the variance is increased.

**Hearing/Meeting Appearance:**

The applicant must be prepared to present his/her case before the Planning Commission and/or Board of Appeals .

**The Decision:**

Submission of this application with the filing fee is not a permit. The Board of Appeals will make the final decision (Approval/Denial/Dismissal) on this application. While the Planning Division and the Planning Commission may make recommendations to the Board on this application, these recommendations are advisory only and are not binding on the Board.

**Refunds:**

The filing fee is not refundable regardless of whether the application is approved or denied.

Signature of applicant \_\_\_\_\_

*Gavita Dawson*

Date \_\_\_\_\_

*10/12/2010*

**Administrative Adjustments in Single Dwelling Unit Residential Zones:**

The Chief of Planning is authorized to make administrative adjustments for setback (up to ten (10) percent of this minimum requirement), lot coverage and landscaping requirements (up to ten (10) percent of the requirements), when certain criteria can be met. Please provide a statement as to how the following criteria and findings are met:

1. Good Cause Shown – Please state the reason(s) that the administrative adjustment is needed, including any extenuating circumstances and a justification for the adjustment request;
2. Consistency with Purpose – Please state how the adjustment is not inconsistent with the purposes of Section 25.01.02, which provides-
  - a. The purposes of this Chapter are to:
    - i. Provide for appropriately scaled, designed, and sited buildings and other structures that are compatible with the natural and built environments;
    - ii. Promote environmentally sustainable developments and otherwise provide for the conservation of natural resources and the environment;
    - iii. Promote the City as an inclusive community by facilitating diversity in housing , building design, and land use;
    - iv. Promotes alternative modes of transportation by providing convenient, safe, and connected accessibility to public transportation, pedestrian and bicycle systems, inviting streetscapes, and a mixtures of uses;
    - v. Ensure that development occurs in an orderly fashion consistent with the Master Plan (the "Plan") and the availability of adequate infrastructure capacity and other public facilities;
    - vi. Ensure the most appropriate use of land throughout the City;
    - vii. Protect and enhance the aesthetic and visual character of the City and its residential neighborhoods;
    - viii. Preserve site, structures, and districts of historical, archeological, or architectural significance, and their appurtenances and environmental settings;
    - ix. Secure the public safety;
    - x. Provide adequate light and air;
    - xi. Foster innovative, creative, sustainable, and flexible building and site design;
    - xii. Provide attractive, high quality development and design that enhances the community's quality of life; and
    - xiii. Otherwise protect and promote the health, safety, comfort, convenience, welfare, and happiness of the Rockville community through the comprehensive regulation of the use and development of the land and structures.

3. Total Cumulative Adjustment – How the total cumulative adjustment to the regulation that is the subject of the application does not exceed ten (10) percent. In evaluating the adjustment, address any additional adjustments that may have been made to the property and the effect the total adjustment may or may not have on the property.
- 

**Application Checklist:**

**Pre-Submission Meeting:**

A pre-submission meeting with the Development Review Committee or a member of Planning staff is recommended prior to filing all applications.

**Administrative Adjustment Application Submittal Requirements**

- ☐ Complete Application
- ☐ Filing Fee including sign fee
- ☐ Pre-submission meeting conducted. Date:\_\_\_\_\_.
- ☐ Completed statement addressing the criteria, along with the justification for the proposal.

**Administrative Adjustment Application Processing:**

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

**Posting of Sign:**

A sign must be posted on the property to provide notification of the application to the community. The City provides this sign to the applicant within 3 days of receiving the sign from the City. It must remain posted until the Chief of Planning takes final action on the application. An affidavit of posting must be completed to certify that the sign was posted for the required time.

**Inspection of the Property:**

The members of the Board of Appeals, the Planning Commission and/or the City staff members must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This access must be granted provided a reasonable notice is given for said inspection.

**The Decision:**

Submission of this application with the filing fee is not a permit. The Chief of Planning will make the final decision (Approval/Denial/Dismissal) on this application.

**Refunds:**

The filing fee is not refundable regardless of whether the application is approved or denied.

Signature of applicant\_\_\_\_\_

Date\_\_\_\_\_

***Please acknowledge that you have read and understand the following information by signing below.***

**Posting of Sign:**

A sign must be posted on the property to provide notification of the application to the community. The City provides this sign to the applicant within 3 days of receiving the sign from the City. It must remain posted until the Chief of Planning takes final action on the application. An affidavit of posting must be completed to certify that the sign was posted for the required time.

**Inspection of the Property:**

The members of the Planning Commission and the City staff members must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This access must be granted provided a reasonable notice is given for said inspection.

**The Decision:**

Submission of this application with the filing fee is not a permit. The Chief of Planning will make the final decision (Approval/Denial/Dismissal) on this application.

The Chief of Planning may not grant approval of a Nonconforming Alteration application for an alteration or expansion that exceeds the amount reasonably necessary to accomplish the purpose of the alteration or expansion. The Chief of Planning has 30 days from when the notices are sent to approve the application, approve the application with conditions, or to deny the application. Nonconforming Alteration applications requiring Chief of Planning review are processed like a Level 1 Site Plan. Decisions by the Chief of Planning may be appealed to the Planning Commission.

Nonconforming Alteration applications requiring Planning Commission review are processed like a Level 2 Site Plan application. Decisions of the Planning Commission may be appealed to the Circuit Court.

**Refunds:**

The filing fee is not refundable regardless of whether the application is approved or denied.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

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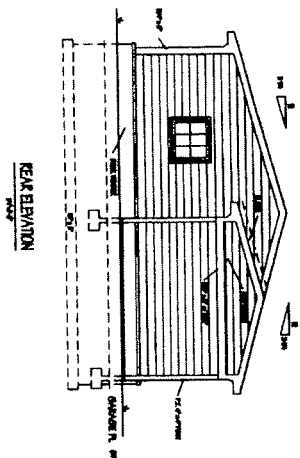
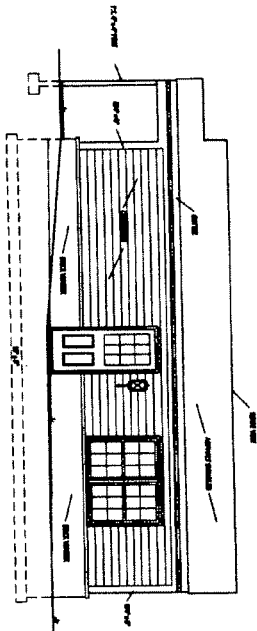
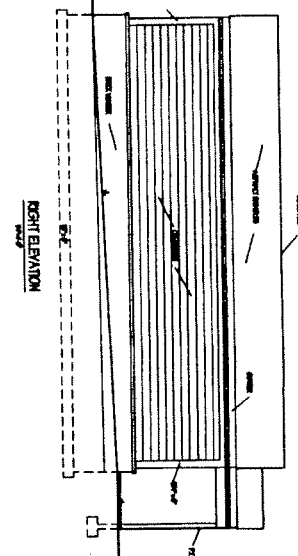
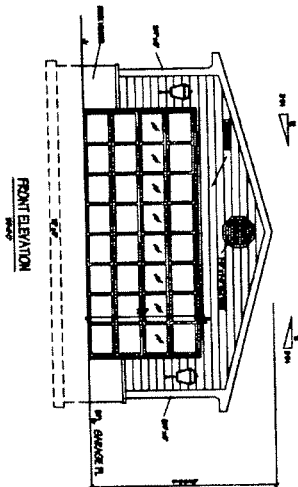
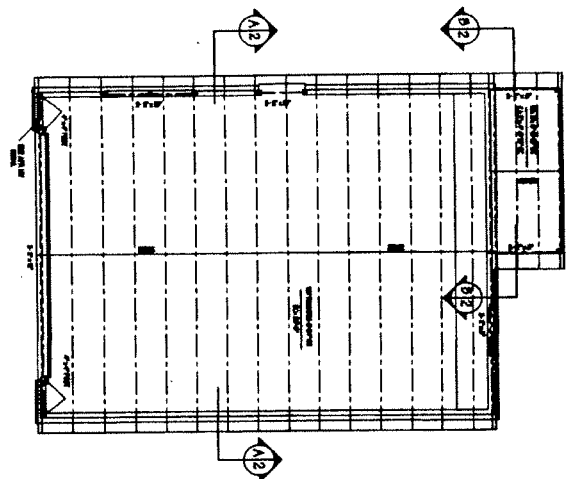
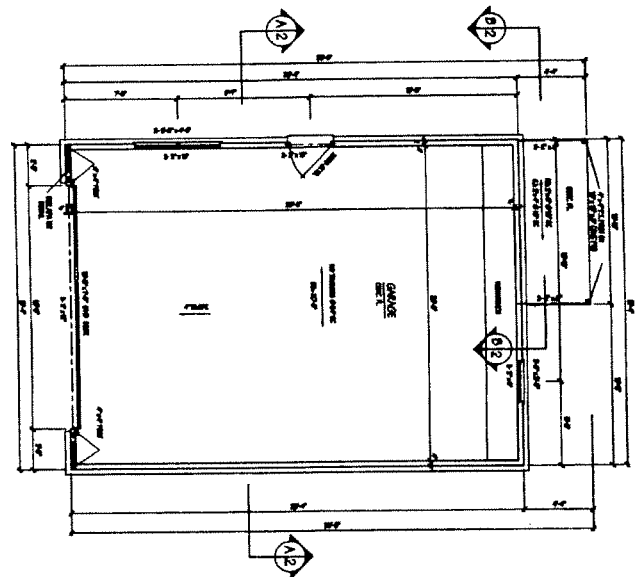
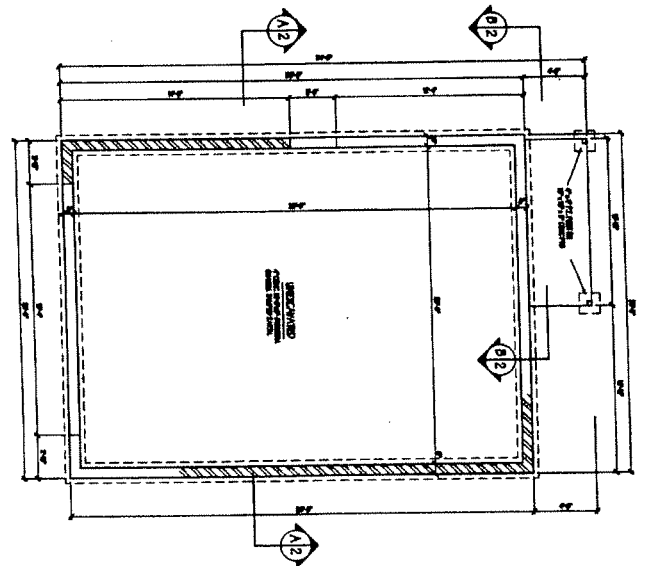
**Comments on Submittal: (For Staff Use Only)**

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08-10-10  
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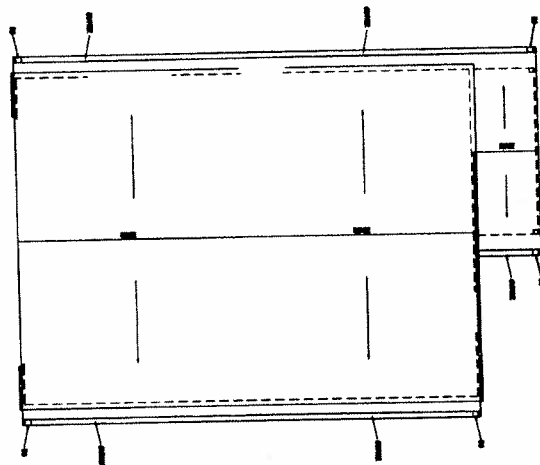
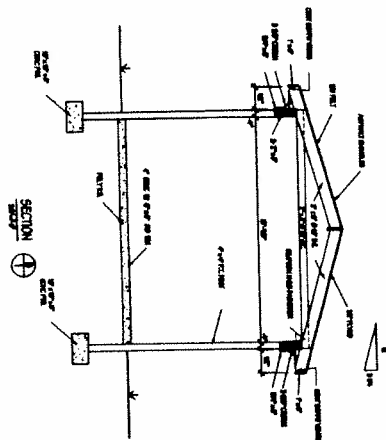
OWNERS  
MR. & MRS. TIMOTHY DAWSON  
9 DALE DRIVE  
ROCKVILLE, MD. 20850

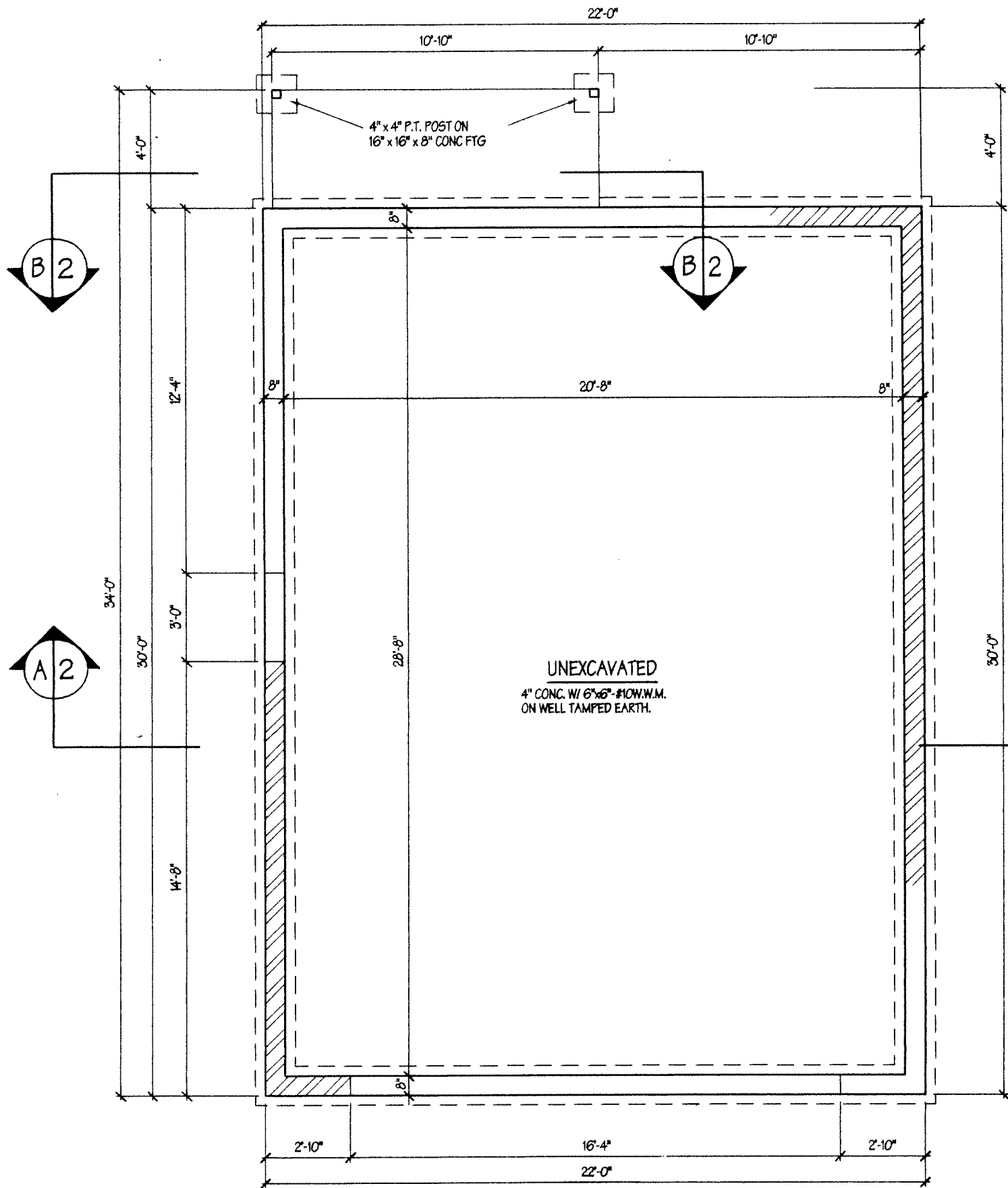
INTERIOR TITLE  
FLOOR PLANS & ELEVATIONS

**CADD CREATIONS, LLC**  
JOHN SHERMER : DESIGNER  
8888 Leath Moss Court  
Poundridge, MS, 37174  
Ph: 201-874-0478

CONTRACTOR TO CHECK &  
VERIFY ALL DIMENSIONS &  
CONDITIONS IN FIELD PRIOR  
TO START OF CONSTRUCTION.  
NOTIFY DESIGNER OF ANY  
DISCREPANCIES.  
ALL INTERIOR WALL DIMENSION  
TO BE 3 1/2" UNLESS NOTED  
OTHERWISE.

[illegible]

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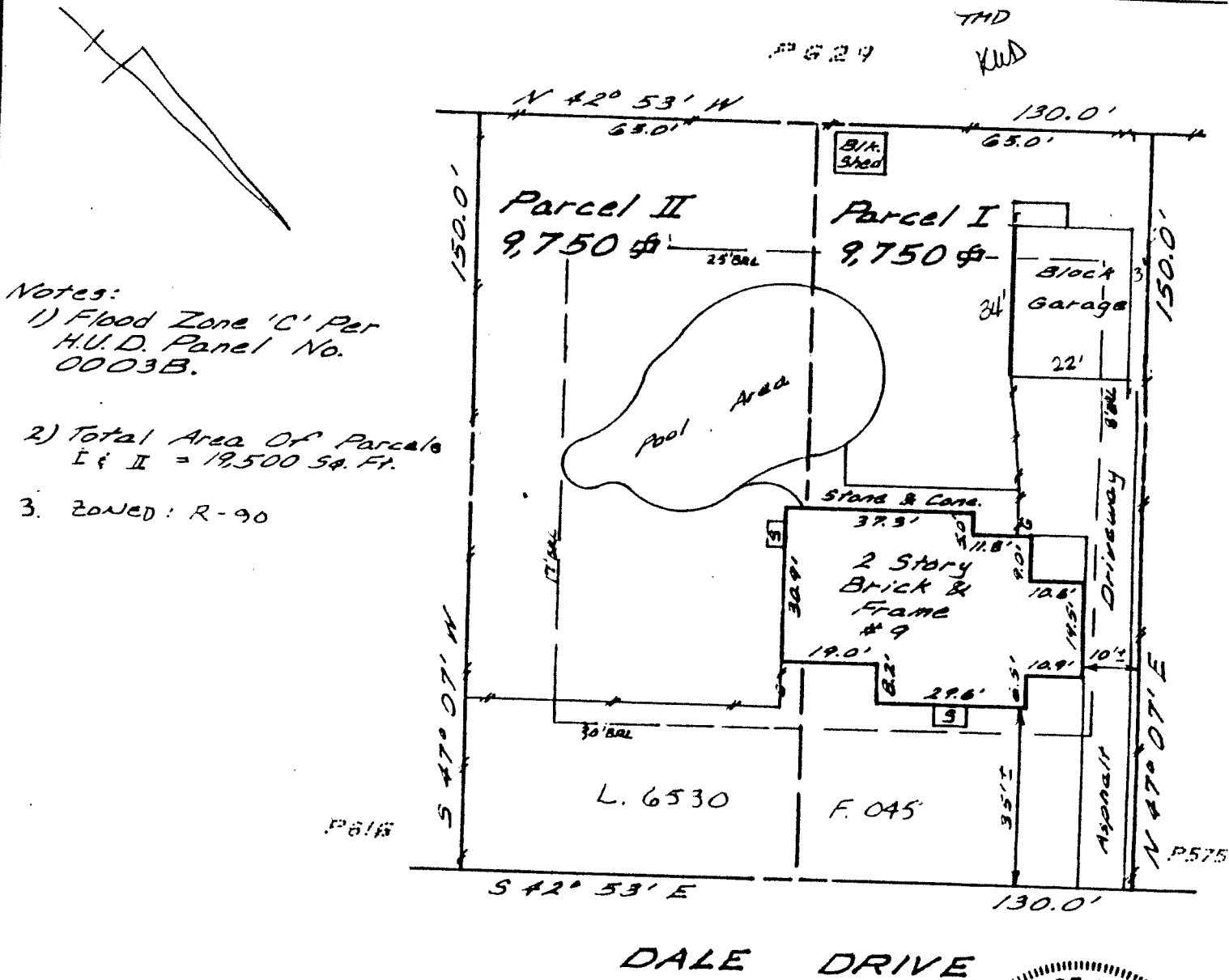
# FOUNDATION PLAN

1/4"=1'-0"



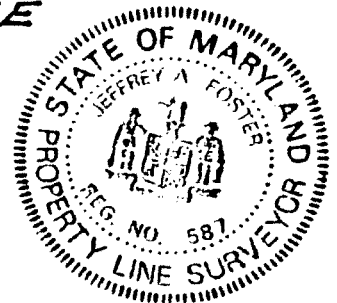
$$U_A^* = I - O^*$$


NOTE: This location for title purposes only to be used for determining property lines. Property Markers Not guaranteed by this location.



- Notes:**
- 1) Flood Zone 'C' Per H.U.D. Panel No. 0003B.
  - 2) Total Area Of Parcels I & II = 19,500 Sq. Ft.
  3. Zoned: R-90

LOCATION OF HOUSE  
 PARCELS I & II  
 L. 6530 F. 045  
 MONTGOMERY COUNTY, MD.

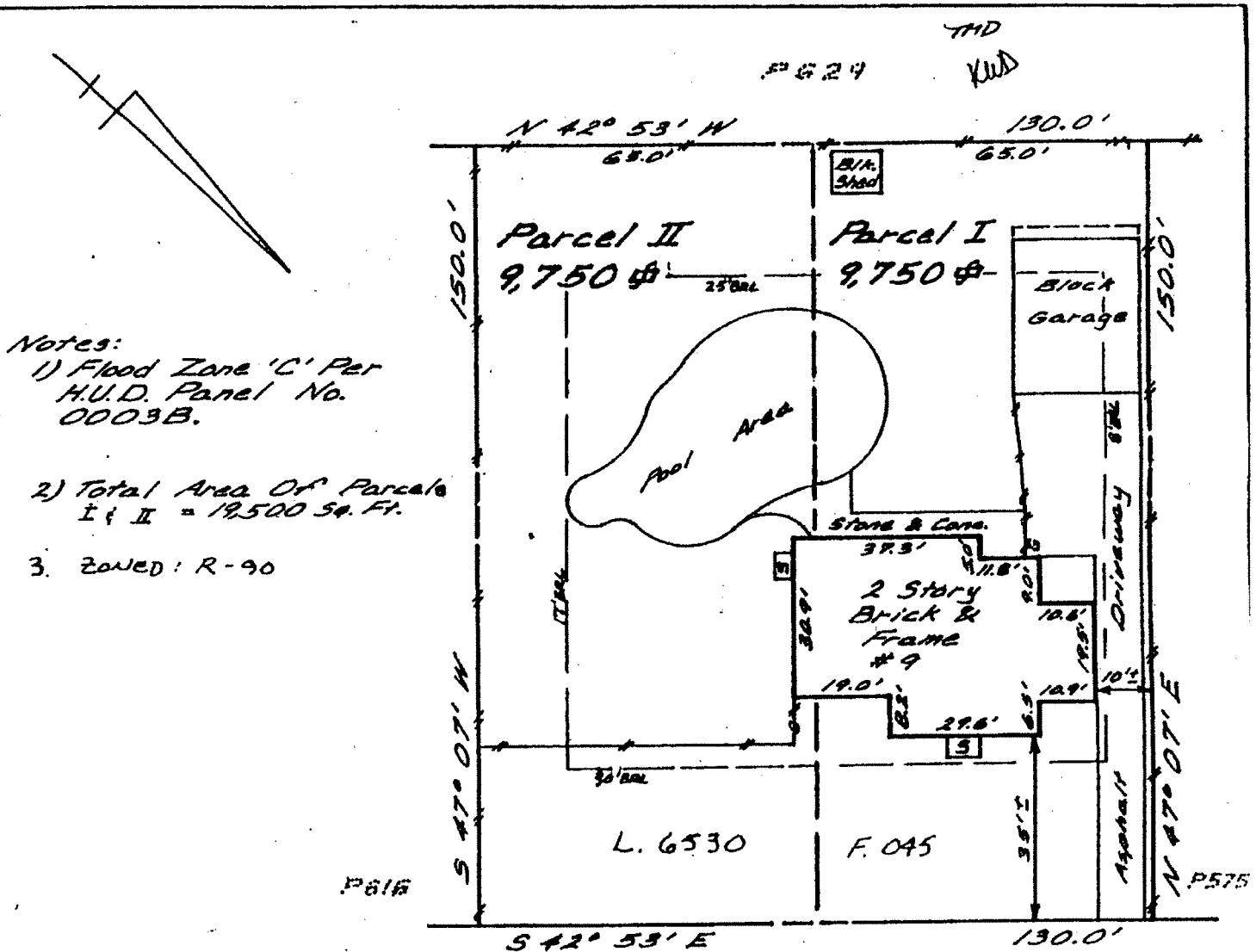


BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR

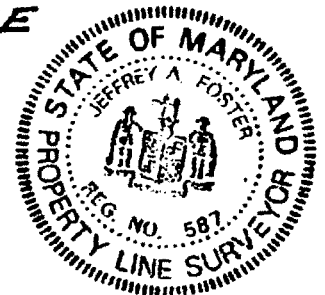
SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS	
"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS." <i>Jeffrey A. Foster</i> R.L.S. REGISTERED SURVEYOR MARYLAND NO. 587		PLAT BK.		2 Professional Dr., Suite 216 Goldsboro, N.C. 27534 (301) 948-3100	
		PLAT NO.			
LIDER	6530	DATE OF LOCATIONS		SCALE: 1" = 30'	
FOLIO	45	WALL CHECK:		DRAWN BY: K.W.	
		USE LOC: 6-4-92		JOB NO.: 92-2228	
		BOUNDARY:			

PROPOSED

NOTE: This location for title purposes only. To be used for determining property lines. Property Markers Not guaranteed by this location.



LOCATION OF HOUSE  
PARCELS I & II  
L. 6530 F. 045  
MONTGOMERY COUNTY, MD.



BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS	
"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."		PLAT BK.		2 Professional Dr., Suite 216 Gaithersburg, MD 20878 (301) 948-5100	
		PLAT NO.			
LIBER	6530	DATE OF LOCATIONS	SCALE: 1" = 30'		
FOLIO	45	WALL CHECK:	DRAWN BY: K.W.		
		USE LOC: 6-4-92	JOB NO.: 92-2228		
		BOUNDARY:			

EXISTING